

082.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

616,200 /

616,200

USE VALUE:

616,200 /

616,200

ASSESSED:

616,200 /

616,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		BLOSSOM ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DUSTIN ROBERT K & DEBORAH	
Owner 2:		
Owner 3:		

Street 1: 45 BLOSSOM STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 4,880 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4880		Sq. Ft.	Site		0	70.	1.16	6									396,481						396,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4880.000	219,700		396,500	616,200		50777
							GIS Ref
							GIS Ref
							Insp Date
							10/20/18

PREVIOUS ASSESSMENT								Parcel ID	082.0-0002-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,700	0	4,880.	396,500	616,200	616,200	Year End Roll	12/18/2019
2019	101	FV	206,800	0	4,880.	390,800	597,600	597,600	Year End Roll	1/3/2019
2018	101	FV	206,800	0	4,880.	300,200	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	206,800	0	4,880.	283,200	490,000	490,000	Year End Roll	1/3/2017
2016	101	FV	206,800	0	4,880.	260,500	467,300	467,300	Year End	1/4/2016
2015	101	FV	195,200	0	4,880.	243,600	438,800	438,800	Year End Roll	12/11/2014
2014	101	FV	195,200	0	4,880.	224,300	419,500	419,500	Year End Roll	12/16/2013
2013	101	FV	195,200	0	4,880.	224,300	419,500	419,500		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	18282-224		7/1/1987		192,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/20/2018									10/20/2018	Info At Door	HS	Hanne S						
2/26/2009									2/26/2009	Meas/Inspect	189	PATRIOT						
1/12/2000									1/12/2000	Mailer Sent								
1/12/2000									1/12/2000	Measured	277	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION

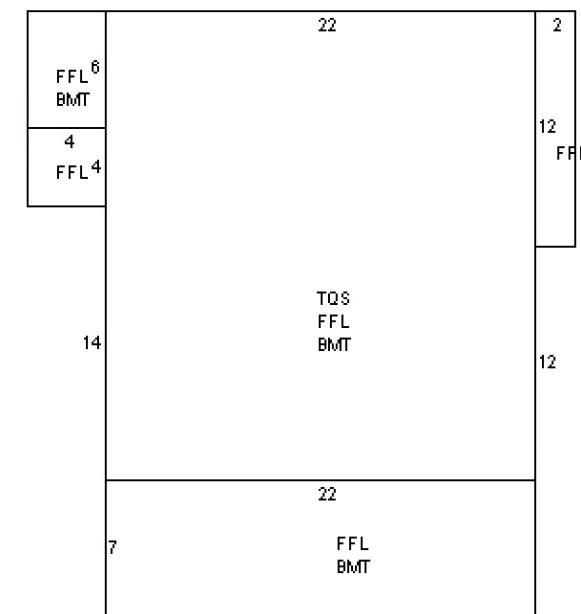
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1929
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	173.728
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318476
Depreciation:	98728
Depreciated Total:	219748

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	173.73	
Special Features:	0	Val/Su Net:	118.89	
Final Total:	219700	Val/Su SzAd:	192.38	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
PARCEL ID 082.0-0002-0012.0									

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:


AssessPro Patriot Properties, Inc